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January 4, 2021

Via E-mail: [aclark@walpole-ma.gov](mailto:aclark@walpole-ma.gov)  
Town of Walpole Zoning Board of Appeals  
Commonwealth of Massachusetts

Re: Wall Street Development Corp., Case #05-20 (the “Applicant”)  
Property Located at Dupee Street (Map 35, Parcel 380-1), Walpole, MA  
Zoning District RB (the “Property”)

Dear Members of the Walpole MA Zoning Board,

Happy New Year to all. I trust you all enjoyed the Holidays as best as possible under COVID-19 restrictions.

Following up on the last Zoom Hearing on the above-identified Property, I have reviewed what I believe are the up-to-date plans for the Property and have the following to say.

First of all, I feel that the Applicant is being very disrespectful not only to the Zoning Board of Appeals but to all of the abutters who are truly being affected by this Project. I say this because when you look at the changes, they really aren't. I stand strong in my belief that the Property, as currently proposed by the Applicant, still does not fit into the neighborhood. This neighborhood shouldn't have to make up the Fair Housing deficit for the Town of Walpole. Although it appears on the surface that the Applicant has reduced the size of the proposed housing, he has in fact, kept it the same. As he has now proposed 6 stand-alone homes, which he has stated will have “2 bedrooms, maybe 3 bedrooms depending on the style”. I don't believe they will be 2-bedroom homes but will be 3-bedroom homes. More money for him. As a seasoned builder of many decades, he knows what he is planning to build. I would also like to know the outside dimensions of the homes the Applicant is proposing to build. Although this new proposal, is now almost half the size of Victoria Circle, it is still a ridiculous number of homes to put onto such a small piece of land. While what I would consider makes the most sense, I understand won't unfortunately happen. Even with 2 stand-alone homes on the size of the lot it would be crowded, in that you need green space and reasonable parking spaces for visitors/guests. I am very much in favor of stand-alone homes versus the town houses and appreciate that the Applicant has made that effort. The current proposal of 6 homes with a total 3 visitor parking spaces just doesn't make sense and no green space. This is not a city where housing needs to be built on top of each other with no breathing room. People considering moving to Walpole to purchase a home want to have some land and just

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because there will be a listing of “affordable housing” doesn’t mean that they should not be given a proper amount of living space. That’s being discriminatory.

I also feel that the Massachusetts Housing Authority has erred in the approval of this Project, as they only care about the Town of Walpole’s percentage for Fair Housing not what makes sense for this neighborhood and the size of the land. It doesn’t appear that the Massachusetts Housing Authority even cares about the quality of the housing, just that the Town of Walpole needs to meet its minimum requirement. I am not against Fair Housing at all, just against any builder trying to squeeze more out of a piece of property than would normally be allowed under current zoning laws. As I have said before, we know if the acreage was a conforming buildable lot in the Town of Walpole this matter wouldn’t be before this Board. Again, the Applicant only cares about his bottom line.

As far as the water pressure goes, the Applicant is staying away from the larger issues; mainly the quality of life for the abutters, especially the immediate abutters who are affected by this Project on Dupee Street, High Plain Street and Victoria Circle. I don’t know where the current water lines tie in to Summit Avenue from and how the Project will affect their current water pressure issues, as I only remember hearing the Applicant talk about Dupee Street. If this Project hadn’t come about than I would think the abutters on Summit Avenue would take up their concerns with the Town. The Applicant has said that there will be such a difference in water pressure by replacing the old pipes that we’ll be blown away by it. I don’t want to be blown away by my water pressure. I want my quality of life!

The Applicant is focused on the clock ticking not about any abutters - because all he truly cares about is his financial gain.

I believe that realistically having:

- (i) 2 free-standing homes;
- (ii) a designated green space for the new homeowners; and
- (iii) a parking area for no less than 12 guest/visitors

is what sensibly fits on the land for this Project.

I might add that the Applicant has still never reached out to me since I first responded to his abutter letter dated June 24, 2019, at which time he said to me that as soon as he had something definitive he would let me know.

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I have also stated previously I would like to have a privacy fence of my choosing, of either wood or trees, along the sideline of my property on Dupee Street.

This is a forever situation, not to be taken lightly. Since I truly believe the Massachusetts Housing Authority has erred in determining that this small piece of land should make up for the Town of Walpole's Affordable Housing shortage. Everything was done behind our backs and now has fallen on the Zoning Board of Appeals to deal with. It is simply not right! I would also like to add, that you have all done an outstanding job on focusing on all of the important details for the needs not only of the abutters but what new residents would be faced with. I believe you all truly care about the Town of Walpole, and I thank you all.

Thank you.

Sincerely,

Janis D. Selett